

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, JULY 16, 1996
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Golding at 10:11 a.m. Mayor Golding recessed the regular meeting at 10:25 a.m. to convene the Redevelopment Agency. The meeting was reconvened by Mayor Golding at 10:26 a.m. with Council Member McCarty not present. Mayor Golding reconvened the Redevelopment Agency Meeting to meet simultaneously with the City Council at 12:06 p.m. The meeting was recessed by Mayor Golding at 12:07 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Golding at 2:10 p.m. with Council Member Vargas not present. Mayor Golding adjourned the meeting at 5:37 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present
- Clerk-Abdelnour (pr/mc)

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ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-not present
- (8) Council Member Vargas-present

PUBLIC COMMENT:

None.

COUNCIL COMMENT:

ITEM-CC-1:

Council Member Warden announced that a member of her staff, Steve Honberger was attending his last Council meeting due to returning to College to get his MBA at Arizona State. Council Member Warden expressed Mr. Honberger was a pleasure to work with and he will be missed.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A006-016.)

ITEM-330:

SUBJECT: This is the second of two public hearings regarding the annual assessments for the Carmel Mountain Ranch Landscape Maintenance District. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

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(Carmel Mountain Ranch Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt
the following Resolution:

(R-96-1347) ADOPTED AS RESOLUTION R-287647

Considering the protests, approving the modified map,
confirming the assessments, and ordering the proposed
maintenance in the matter of the Carmel Mountain Ranch
Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal Year 1997 assessments for the
Carmel Mountain Ranch Landscape Maintenance District (LMD). The
district was established in October 1985 to provide maintenance
of certain paved and landscape medians and streetscapes within
the district boundaries. The Fiscal Year 1997 proposed
maintenance costs for the district are as follows:

DESCRIPTION	OPERATIONS	FUND RESERVE	TOTAL
BEGINNING BALANCE	\$ 0	\$ 33,001	\$ 33,001
REVENUE:			
Assessments	\$ 224,572	0	\$ 224,572
Interest	0	3,097	3,097
City Contribution	\$ 26,051	0	\$ 26,051
TOTAL REVENUE	\$ 250,623	\$ 3,097	\$253,720
TRANSFER	5,149	(5,149)	0
EXPENSE:			
Personnel	\$ 26,925	\$ 0	\$ 26,925
Contractual	142,000	0	142,000
Incidental	53,147	0	53,147
Utilities	33,700	0	33,700
TOTAL EXPENSE	\$ 255,772	\$ 0	\$255,772
ENDING BALANCE	\$ 0	\$ 30,949	\$ 30,949

The proposed assessment for Fiscal Year 1997 is \$23.90 per
equivalent dwelling unit (EDU). This is an increase of \$2.83 (a

13.4% increase) from the Fiscal Year 1996 assessment of \$21.13 per EDU. This Community Advisory Group requested increase will provide for additional services and additional landscape enhancements in the District. The district contains 9,372.8 equivalent dwelling units (EDU's).

FILE LOCATION: STRT - M-379

COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-331: CONTINUED TO JULY 30, 1996

SUBJECT: This is the second of two public hearings regarding the annual assessments for the First San Diego River Improvement Project Landscape Maintenance District. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(Mission Valley Community Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-96-1341)

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the First San Diego River Improvement Project Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal Year 1997 assessments for

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First San Diego River Improvement Project Landscape Maintenance District (LMD). The district was established in 1987 to provide maintenance for the San Diego River earthen flood control channel, eight river islands inside the channel zone, and an approximately 20 foot wide buffer zone running along and adjacent to the channel embankments.

The Fiscal Year 1997 proposed maintenance costs for the district are as follows:

	FUND		
DESCRIPTION	OPERATIONS	RESERVE	TOTAL
BEGINNING BALANCE	\$ 0	\$461,055	\$ 461,055
REVENUE:			
Assessments	\$ 255,205	0	\$ 255,205
Interest	0	19,333	19,333
TOTAL REVENUE	\$ 255,205	\$ 19,333	\$ 274,538
TRANSFER	294,005	(294,005)	0
EXPENSE:			
Personnel	\$ 36,492	\$ 0	\$ 36,492
Contractual	388,000	(250,000)	138,000
Incidental	77,018	0	77,018
Utilities	47,700	0	47,700
TOTAL EXPENSE	\$ 549,210	(\$250,000)	\$ 299,210
ENDING BALANCE	\$ 0	\$436,383	\$ 436,383

The proposed assessment for Fiscal Year 1997 is \$1,518.54 per net acre. The total dollar value assessed is the same as Fiscal Year 1996. The method for apportioning the assessment to the individual parcels within the district has been changed from a method based on the original FSDRIP bond debt to one based on the net acres of land in the district. This revised apportionment method is based on an independent report prepared for the City by Willdan Associates. The district contains 168.06 net acres.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: A014-166.)

CONSENT MOTION BY MATHIS TO CONTINUE TO JULY 30, 1996 AT THE CITY MANAGER'S REQUEST FOR FURTHER REVIEW. Second by Wear.

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Passed by the following vote: Mathis-yea, Wear-yea,
Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea,
McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-332:

SUBJECT: This is the second of two public hearings regarding the
annual assessments for the Gateway Center East
Landscape Maintenance District. Following public
testimony at today's meeting, the Council will consider
and may confirm the proposed assessments.

(Gateway Center East Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing,
adopt the following Resolution:

(R-96-1338) ADOPTED AS RESOLUTION R-287648

Considering the protests, approving the modified map,
confirming the assessments, and ordering the proposed
maintenance in the matter of the Gateway Center East
Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal Year 1997 assessments for
Gateway Center East Landscape Maintenance District (LMD). The
district was established in May 1987 to provide maintenance of
landscaped open space easements as well as landscaping along the
frontage of all lots and for landscaped medians on Market Street
and Gateway Center Drive.

The Fiscal Year 1997 proposed maintenance costs for the district
are as follows:

	FUND		
DESCRIPTION	OPERATIONS	RESERVE	TOTAL
BEGINNING BALANCE	\$ 0	\$ 27,633	\$ 27,633
REVENUE:			
Assessments	\$ 108,967	0	\$ 108,967

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Interest	0	2,966	2,966
City Contribution	1,416	0	1,416
TOTAL REVENUE	\$ 110,383	\$ 2,966	\$ 113,349
TRANSFER	16,432	(16,432)	0
EXPENSE:			
Personnel	\$ 10,770	\$ 0	\$10,770
Contractual	65,000	0	65,000
Incidental	17,445	0	17,445
Utilities	33,600	0	33,600
TOTAL EXPENSE	\$ 126,815	\$ 0	\$ 126,815
ENDING BALANCE	\$ 0	\$ 14,167	\$ 14,167

The proposed assessment for Fiscal Year 1997 is \$290.54 per net acre. This is an increase of \$72.00 (a 33% increase) from the Fiscal Year 1996 assessment of \$218.50 per net acre. This increase is required to offset a continuing condition wherein the districts expenses (driven by property owner requests) are exceeding the annual assessments to the property owners and the reserve fund is insufficient to cover the difference. The district contains 375.1 net acres.

FILE LOCATION: STRT - M-380

COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-333:

SUBJECT: This is the second of two public hearings regarding the annual assessments for the Kings Row Landscape Maintenance District.

Following public testimony at today's meeting, the Council will consider and may confirm the proposed

assessments.

(Kings Row Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-96-1350) ADOPTED AS RESOLUTION R-287649

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Kings Row Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

The district was established in March 1994 to provide maintenance of the landscaping between the development's noise abatement wall and Euclid Avenue. The landscaping was installed to create a more pleasing and attractive environment. The subdivision's owner-developer was required to maintain the landscaping for the first two years after installation and approval by the City of San Diego.

The Fiscal Year 1997 proposed maintenance costs for the district are as follows:

	FUND		
DESCRIPTION	OPERATIONS	RESERVE	TOTAL
BEGINNING BALANCE	\$ 0	\$ 0	\$ 0
REVENUE:			
Assessments	\$ 5,186	0	\$ 5,186
Interest	0	0	0
TOTAL REVENUE	\$ 5,186	\$ 0	\$ 5,186
TRANSFER	(333)	(333)	0
EXPENSE:			
Personnel	\$ 1,616	\$ 0	\$ 1,616
Contractual	1,200	0	1,200
Incidental	1,182	0	1,182
Utilities	855	0	855

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TOTAL EXPENSE	\$	4,853	\$	0	\$	4,853
ENDING BALANCE	\$	0	\$	333	\$	333

The proposed assessment for Fiscal Year 1997 is \$120.60 per equivalent dwelling unit (EDU). This is the first year the property owners will be assessed for this maintenance. The proposed 1997 assessment represents a reduction of \$116.40 (49 percent) from the original estimated initial assessment of \$237 per EDU. This reduction is due to the fact that the actual cost to maintain the district is less than the original estimate. The district contains 43 equivalent dwelling units.

FILE LOCATION: STRT - M-383

COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-334:

SUBJECT: This is the second of two public hearings regarding the annual assessments for the Linda Vista Road Landscape Maintenance District. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(Linda Vista Community Area. Districts-5 & 6.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-96-1344) ADOPTED AS RESOLUTION R-287650

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Linda Vista Road

Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal year 1997 assessment for Linda Vista Landscape Maintenance District (LMD). The district was established in April 1990 to provide maintenance for landscaping improvements on the raised medians and parkway areas along each side of Linda Vista Road within the public right-of-way. The landscaping improvements were part of the street enhancement project for Linda Vista Road. The Fiscal Year 1997 proposed maintenance costs for the district are as follows:

	FUND		
DESCRIPTION	OPERATIONS	RESERVE	TOTAL
BEGINNING BALANCE	\$ 0	\$ 25,884	\$ 25,884
REVENUE:			
Assessments	\$ 59,998	0	\$ 59,998
Interest	0	1,058	1,058
City Contribution	\$ 2,292	0	\$ 2,292
TOTAL REVENUE	\$ 62,290	\$ 1,058	\$ 63,348
TRANSFER	6,311	(6,311)	0
EXPENSE:			
Personnel	\$ 5,385	\$ 0	\$ 5,385
Contractual	40,000	(0)	40,000
Incidental	12,336	0	12,336
Utilities	10,880	0	10,880
TOTAL EXPENSE	\$ 68,601	\$ 0	\$ 68,601
ENDING BALANCE	\$ 0	\$ 20,631	\$ 20,631

The proposed assessment for Fiscal Year 1997 is \$6.90 per equivalent dwelling unit (EDU). This is the first year the property owners will be assessed for the improvements in the District. This is an increase of \$6.90 from the Fiscal Year 1996 assessment of \$0.00 per EDU. This is also a decrease of \$5.10 (a 42.5% reduction) from the estimated assessment of \$12 per EDU when the District was originally formed in 1990. The district contains 8,695.40 equivalent dwelling units (EDU's).

FILE LOCATION: STRT - M-382

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COUNCIL ACTION: (Tape location: A045-130; A170-C167.)

Hearing began at 10:26 a.m. and halted at 11:51 p.m.

Testimony in opposition by David Capehart, Samuel Palkowitz, Richard Tatleman, Adrian Marine, Ed Roth, Judy Huber, Lorraine Smith, Wilhelmine Waler, Leonard B. Kolkey, John Cheney, Jose Hurtado, Ed Farley, Elfreda Reese, and Maria Martinez-Cosio.

Testimony in favor by Bob Williams, Charles Johnson, Charles Lane, Doug Beckham, Nina Andersen, Jo Ann Carini, Pat Buckmaster and Luis Perez.

MOTION BY WARDEN TO ADOPT THE RESOLUTION WITH DIRECTION TO STAFF TO FORM A LINDA VISTA LANDSCAPE ADVISORY COMMITTEE CONSISTING OF REPRESENTATIVES FROM BOTH ZONE ONE AND ZONE TWO TO WORK WITH CITY STAFF ON WHAT WOULD BE BEST TO MAINTAIN LINDA VISTA. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-nay, Kehoe-yea, Stevens-nay, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-nay.

ITEM-335:

SUBJECT: This is the second of two public hearings regarding the annual assessments for the Park Village Landscape Maintenance District.

Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(Rancho Penasquitos Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-96-1353) ADOPTED AS RESOLUTION R-287651

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed

maintenance in the matter of the Park Village Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal Year 1997 assessments for the Park Village Landscape Maintenance District. The district was established in 1987 to provide maintenance for 764,310 square feet of right of way including 89,750 square feet of landscaped medians and 21 acres of open space. In addition to maintaining the improvements, the district will make capital improvements totaling \$300,000 as follows: \$90,000 to extend the median improvements along Black Mountain Road in Zone 1 and \$210,000 of capital improvements in Zone 2.

The Fiscal Year 1997 proposed maintenance costs for the district are as follows:

	FUND		
DESCRIPTION	ZONE 1	ZONE 2	TOTAL
BEGINNING BALANCE	\$ 33,605	\$134,422	\$168,027
REVENUE:			
District Assessments:			
Assessments (FY 1997-2002)	\$ 33,879	\$135,514	\$169,393
Improvements (FY 1997 only)	57,324	75,296	132,620
Interest	0	0	0
City Contribution	2,259	9,036	11,295
TOTAL REVENUE	\$ 93,462	\$219,846	\$313,308
EXPENSE:			
Personnel	3,769	15,078	18,847
Contractual	18,800	71,200	90,000
Incidental	5,138	20,550	25,688
Utilities	4,360	17,440	21,800
Capital Improvements	90,000	210,000	300,000
TOTAL EXPENSE	\$122,067	\$334,268	\$456,335
ENDING BALANCE	\$ 5,000	\$ 20,000	\$ 25,000

The proposed assessment for Fiscal Year 1997 in Zone 1 is \$25.50 per equivalent dwelling unit (EDU). Zone 1 is an overlay zone that consists of all dwelling units in the district. These dwelling units are determined to benefit equally from the Black Mountain Road landscaping and capital improvements and therefore will be assessed \$25.50 per equivalent dwelling unit for Fiscal

Year 1997.

This is an increase of \$18.00 per equivalent dwelling unit from Fiscal Year 1996. This increase represents a one-time assessment to fund \$90,000 for capital improvements in Zone 1. For Fiscal Years 1998 to 2002, we will reduce this assessment to \$9.47 per equivalent dwelling unit. Zone 2 lies to the west of Black Mountain Road and includes the landscaped medians and adjacent landscaped slopes along Park Village Road. Dwelling units in Zone 2 are assessed \$73.76 for maintenance of the landscaping and capital improvements in Zone 2, plus \$25.50 for overlay Zone 1 for a total assessment of \$99.26. This is an increase of \$60.26 per equivalent dwelling unit from Fiscal Year 1996. This increase represents a one-time assessment to fund \$210,000 for capital improvements in Zone 2. For fiscal years 1998 to 2002 we will reduce this assessment to \$56.89 per equivalent dwelling unit.

FILE LOCATION: STRT - M-371

COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-336:

SUBJECT: Two actions related to the Mira Mesa Public Facilities Financing Plan and Facilities Benefit Assessment. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(See City Manager Report No. P96-126. Mira Mesa Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-96-1579) ADOPTED AS RESOLUTION R-287652

Designating an area of benefit in Mira Mesa; confirming the description of the Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to the Public Facilities Projects, the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each parcel; the basis and methodology for assessing and levying discretionary automatic annual increases in Facilities Benefit Assessments; and ordering the proposed Public Facilities Project in the matter of Mira Mesa Facilities Benefit Assessment Area.

Subitem-B: (R-96-1580) ADOPTED AS RESOLUTION R-287653

Declaring that the assessment fee schedule contained in the Mira Mesa Public Facilities Financing Plan, as adopted in Resolution R-287538, is an appropriate and applicable Development Impact Fee.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 6/12/96, LU&H voted 3-0 to approve the City Manager's recommendation. (Councilmembers Mathis, Warden and McCarty voted yea; Councilmembers Wear and Stevens not present.)

FILE LOCATION: STRT - FB-12

COUNCIL ACTION: (Tape location: C168-179.)

Hearing began at 11:52 a.m. and halted at 11:53 a.m.

MOTION BY WARDEN TO ADOPT THE RESOLUTIONS. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-337:

SUBJECT: Two actions related to the Rancho Pegasquitos Public Facilities Financing Plan and Facilities Benefit

Assessment. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(See City Manager Report No. P96-125. Rancho Penasquitos Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-96-1529) ADOPTED AS RESOLUTION R-287654

Designating an area of benefit in Rancho Penasquitos; confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to the Public Facilities Projects; the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each parcel; the basis and methodology for assessing and levying discretionary automatic annual increases in Facilities Benefit Assessments; and ordering the proposed Public Facilities Project in the matter of the Rancho Penasquitos Facilities Benefit Assessment Area.

Subitem-B: (R-96-1530) ADOPTED AS RESOLUTION R-287655

Declaring that the assessment fee schedule contained in the Rancho Penasquitos Public Facilities Financing Plan, as adopted and approved in Resolution R-287536, is an appropriate and applicable Development Impact Fee.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 5/29/96, LU&H voted 5-0 to approve the City Manager's recommendation.

(Councilmembers Mathis, Wear, Stevens, Warden, and McCarty voted yea.)

FILE LOCATION: STRT - FB-13

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COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-338:

SUBJECT: Amendments to the Progress Guide and General Plan, Carmel Valley Community Plan, Carmel Valley Neighborhood 10 Precise Plan, North City Local Coastal Program and Carmel Valley Planned District Ordinance.

(See City Manager Report P-96-075. Carmel Valley Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in Subitems A and B; Introduce the ordinance in Subitem C:

Subitem-A: (R-96-1520 COR COPY) ADOPTED AS RESOLUTION
(08-01-96) R-287656

Adoption of a Resolution certifying that the information contained in Addendum DEP-96-0240 to Environmental Impact Report DEP-91-0834 has been completed in compliance with the California Environmental Quality Act of 1970 and State CEQA guidelines, and that said report reflects the independent judgement of the City of San Diego as Lead Agency, pursuant to California Public Resources Code Section 21000 et seq.

Subitem-B: (R-96-1521 COR COPY) ADOPTED AS RESOLUTION
08-01-96 R-287657

Adoption of a Resolution amending the Progress Guide and General Plan, Carmel Valley Community Plan, Carmel Valley Neighborhood 10 Precise Plan, and North City

Local Coastal Program.

Subitem-C: (O-96-164) INTRODUCED, TO BE ADOPTED JULY
29, 1996

Introduction of an Ordinance approving an amendment to
the Carmel Valley Planned District Ordinance.

SUPPORTING INFORMATION:

The Neighborhood 10 amendments were included as an unrelated part of the abutting Neighborhood 8A public hearing package presented to the Planning Commission and City Council in October, 1995. Favorable consideration of the Neighborhood 10 amendments, at that time, would have required the hearingbodies to certify the Neighborhood 8A Environmental Impact Report which included analysis of these amendments. There was an unwillingness by both the Commission and Council to certify the Neighborhood 8A EIR without agreeing to the Neighborhood 8A Precise Plan. Council directed that the Neighborhood 10 amendments and related environmental assessment be separated from the 8A process and conducted independently. Since the earlier 8A hearings, an addendum to the original Neighborhood 10 EIR has been prepared to address the Neighborhood 10 amendments.

LEGAL DESCRIPTION:

The subject property is located in the southeastern portion of the Carmel Valley community planning area, approximately one mile east of the Interstate 5 Freeway, between the State Route 56 Freeway and Los Penasquitos Canyon and is legally described as a portion of Sections 28 and 29, Township 14 South, Range 3 West, SBBM.

FILE LOCATION: SUBITEM A & B: LAND-Carmel Valley
Neighborhood 10 Precise Plan;
SUBITEM C: NONE

COUNCIL ACTION: (Tape location: A014-166.)

Hearing began at 10:12 a.m. and halted at 10:24 a.m.

CONSENT MOTION BY MATHIS TO ADOPT THE RESOLUTIONS AND
INTRODUCE THE ORDINANCE. Second by Wear. Passed by the
following vote: Mathis-yea, Wear-yea, Kehoe-yea,
Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present,

Vargas-yea, Mayor Golding-yea.

ITEM-339:

SUBJECT: Condemnation Proceedings Required for City Heights
Urban Village/Phase I - Library Project.

(See City Manager Report CMR-96-141. Mid-City Community
Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-97-12) ADOPTED AS RESOLUTION 287658

FINDINGS MUST BE MADE AS PART OF COUNCIL ADOPTION

Determining and declaring that the public interest, convenience and necessity of the City of San Diego requires the construction, improvement, operation and maintenance of the City Heights Urban Village/Phase 1 Library Project to provide adequate public access to library services in the City Heights Community; that the location of the new library will serve the needs of an inter-City community which is greatly under served and will provide additional resources to an adjacent new school; and that the project will require the acquisition of Lots 1 through 5, Lots 40 through 48 and a portion of Lots 6 and 39 in Block 74 of City Heights (the lots are bounded by Wightman Street, 44th Street, Landis Street, and Fairmount Avenue);

Declaring the intention of the City to acquire the property under eminent domain proceedings;

Directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning the property and acquiring immediate possession.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C179-280.)

Hearing began at 11:53 a.m. and halted at 12:00 p.m.

Testimony in favor by Louis J. Levinson.

MOTION BY KEHOE TO ADOPT THE RESOLUTION WITH THE
UNDERSTANDING NEGOTIATIONS WILL BE ON GOING. Second by
Mathis. Passed by the following vote: Mathis-yea,
Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea,
McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-340:

SUBJECT: Southeastern Economic Development Corporation's Annual
Administrative Budget for Fiscal Year 1996-97.

(See Southeastern Economic Development Corporation's
Memorandum for the Agenda of 7/16/96.)

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolution:

(R-96-1645 REV.) ADOPTED AS AMENDED AS RESOLUTION R-287659

Accepting and approving the Southeastern Economic
Development Corporation's Annual Administrative Budget
for Fiscal Year 1996-97;

Authorizing the SEDC's President or designee to
request the City Auditor and Comptroller to make
budgetary transfers between the line items in
accordance with Section 1.06 of the Operating Agreement
between the City and SEDC which is on file in the
Office of the City Clerk as Document No. RR-253753.

SUPPORTING INFORMATION:

This action requests approval of the Southeastern Economic
Development Corporation's Annual Administrative Budget for FY
1996-97 and reprograms the following:

SOURCE	FROM	TO	AMOUNT	CURRENT
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				AUTHORITY
Transnet	CIP-39-253.0	Mt. Hope Street & Alley Bridge Lights Total	\$159,438 7,562 \$167,000	Resolution R-2144
Transnet	CIP-39-255.0	Mt. Hope Street & Alley	\$ 20,604	Resolution R-2144
Transnet	CIP-39-255.0	Bridge Lights	9,664	
CDBG		Bridge Lights	20,000	
		Total	\$ 50,268	
CDBG	21 Harlem (18528)	Bridge Lights	\$ 6,774	Resolution R-281169
Sales	Dells Imperial (10227)	N.C. Mit. Debt Tax	\$250,000	Resolution R-282794
CDBG	Post Office (18531)	Potter Tract Acq.	\$349,000	C-06647

On September 29, 1992 the Redevelopment Agency adopted Resolution No. R-2144 for the Imperial Avenue Median and Street Improvements Phase II (CIP-39-253) and the Ozark Street Improvements Phase II (CIP-39-255.0). Both projects were completed in Fiscal Year 1995-96. The remaining fund balances amounting to \$167,000 and \$50,268 respectively are reprogrammed in the Proposed Fiscal Year 1996-97 Program Budget to augment the Mt. Hope Street & Alley Improvements and the Bridge Lights Special Projects. The Council of the City of San Diego appropriated \$100,000 in Fiscal Year 1993 CDBG Funds to 21 Harlem and directed SEDC (Resolution No. R-281169) to carry out economic development activities. This project was completed in August of 1995. In the Fiscal Year 1997 Budget, the remaining balance of \$6,774 is reprogrammed to augment the Bridge Lights Special Project. In Fiscal Year 1993-94, the City Council approved sales tax reloan (Resolution No. R-282794) in the total amount of \$422,000 for the Dells Imperial Study Area. In Fiscal Year 1996-97, \$250,000 of the mentioned sales tax reloan is reprogrammed to pay the annual debt service to the National City traffic mitigation (Fund No. 98334). On May 1, 1995 the City Council approved the City's Fiscal Year 1996 CDBG program which included the Post Office Site acquisition in the amount of \$362,640. In Fiscal Year 1996-97, the remaining estimated fund balance of \$349,000 is reprogrammed to augment the

acquisition of Potter Tract which is mainly focused as the new site of the Post Office.

Aud. Cert. 9601347.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C283-332.)

MOTION BY STEVENS TO ADOPT THE RESOLUTION AS AMENDED TO APPROVE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION'S ANNUAL ADMINISTRATIVE BUDGET FOR FISCAL YEAR 1996-97; AND TO INCORPORATE A CAP ON SPECIAL EVENTS OF \$5,000 PER EVENT AS REQUESTED BY MAYOR GOLDING. Second by Vargas. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-341:

SUBJECT: Approving the Central Imperial Project Area Committee (PAC) Members as Representative; and amending the Procedure for the Formation of the PAC regarding the 2nd Amendment to the Redevelopment Plan.

(See Memorandum from Southeastern Economic Development Corporation dated June 25, 1996.)

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolution:

(R-96-1586 Cor.Copy) ADOPTED AS RESOLUTION R-287660

Amending the procedure for Formation of the Project Area Committee for the Central Imperial Redevelopment Project Area by reducing the membership of the Project Area Committee and approving the reduced membership as a Representative Project Area Committee;

Directing the Redevelopment Agency to consult with and obtain the advice of the PAC concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing and other

matters which affect the residents of the Project area while preparing an amendment to the Central Imperial Redevelopment Plan and for a period of three years after adoption of the Plan.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A014-166.)

CONSENT MOTION BY MATHIS TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-not present, Vargas-yea, Mayor Golding-yea.

ITEM-342:

SUBJECT: This is the second of two hearings the Council of the City of San Diego will be conducting on the Naval Training Center Reuse Concept Plan.

(District-2.)

(Continued from the meeting of July 1, 1996, Item 601, at Councilmember Warden's request, to allow time to get answers to her questions and questions raised during the meeting.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-97-137) ADOPTED AS RESOLUTION R-287661

Adoption of a Resolution directing Environmental Analysis for the Camp Nimitz and Residential Subareas and Homeless Assistance Plan of the NTC Reuse Concept Plan.

SUPPORTING INFORMATION:

This hearing will consider the Residential and Camp Nimitz primary use area concepts and the Homeless Assistance Plan. The approved Concept Plan will be used as the preferred alternative for the environmental analysis.

CITY MANAGER SUPPORTING INFORMATION:

Accept the Policies and Priorities for Base Reuse for the Education, Historic Core and Waterfront/Recreation subareas of the Naval Training Center Reuse Concept Plan as recommended by the NTC Reuse Planning Committee.

FILE LOCATION: LAND - Progress Guide & General Plan -
Naval Training Center (NTC #67) (9)

COUNCIL ACTION: (Tape location: D011-H483.)

Hearing began at 2:11 p.m. and halted at 5:36 p.m.

Council Member Vargas entered at 2:12 p.m.
Camp Nimitz:

MOTION BY WEAR TO APPROVE THE RECOMMENDATION OF THE NAVAL TRAINING CENTER (NTC) REUSE COMMITTEE FOR CAMP NIMITZ AS THE PREFERRED ALTERNATIVE FOR THE ENVIRONMENTAL REVIEW PROCESS, WITH THE FOLLOWING MODIFICATIONS:

- A. THE PARCEL IDENTIFIED FOR AIRPORT USE WILL ENCOMPASS AN AREA OF APPROXIMATELY 15 ACRES RATHER THAN THE 10.5 ACRES. THIS IS A DISTANCE OF APPROXIMATELY 500 FEET FROM THE WEST WALL OF THE CURRENT IAP TERMINAL UNDER CONSTRUCTION; AND
- B. THAT AN ADDITIONAL 4 ACRES ON THE SOUTH PART OF THE PROPOSED AIRPORT EXPANSION AREA AND CONTIGUOUS TO THE MWWD PUMP STATION PROPERTY LINE BE PROVIDED FOR POSSIBLE AIRPORT RON PARKING, TERMINAL EXPANSION OR OTHER AIRPORT RELATED FACILITIES. IN ADDITION, THAT THE EIR PROCESS ADDRESSES ALL PROPOSED USES FOR THE 102 ACRE SITE, INCLUDING ALL ASPECTS OF THE REGIONAL PUBLIC SAFETY INSTITUTE, ONE 650 ROOM HOTEL, AN MWWD/SDSU WATER QUALITY ANALYSIS LAB AND AIRPORT EXPANSION. ADDITIONALLY, THE EIR SHOULD ADDRESS THE CITY MANAGER'S ALTERNATIVE AS PART OF THE EIR PROCESS.

ACCEPT MAYOR GOLDING'S RECOMMENDATION THAT THE CITY MAINTAIN TITLE TO THE PROPERTY. ACCEPT COUNCIL MEMBER MCCARTY'S REQUEST THAT OUR CITY REPRESENTATIVES AT THE PORT DISTRICT NOT PARTICIPATE IN ANY LEGAL CHALLENGE TO THE CITY ON THIS ISSUE. Second by McCarty.

Substitute motion by Mathis to approve the City Manager's compromise plan for Camp Nimitz. Accept Mayor Golding's recommendation that the City maintain title to the property. Second by Stallings. Failed. Yeas-1,5,6,M. Nays-2,3,4,7,8. Not present-none.

Vote taken for the original motion: Passed by the following vote: Mathis-nay, Wear-yea, Kehoe-yea, Stevens-yea, Warden-nay, Stallings-nay, McCarty-yea, Vargas-yea, Mayor Golding-nay.

Transitional Housing:

MOTION BY WEAR TO ACCEPT UP TO 350 MARKET-RATE HOUSING UNITS AT THE NAVAL TRAINING CENTER. DO NOT ACCEPT THE RECOMMENDATION OF THE NTC REUSE COMMITTEE RELATIVE TO SITING 75-100 HOMELESS UNITS AT THE NAVAL TRAINING CENTER. PROVIDE OFF-SITE TRANSITIONAL HOMELESS ASSISTANCE BY:

1. ESTABLISHING UP TO 150 TRANSITIONAL HOUSING UNITS IN COUNCIL DISTRICT 2.
2. DIRECT THE CITY MANAGER TO WORK WITH THE NTC REUSE HOMELESS SUBCOMMITTEE TO DEVELOP A FINANCING AND IMPLEMENTATION PLAN TO ACQUIRE AND REHABILITATE EXISTING UNITS OR CONSTRUCT NEW UNITS TO BE MANAGED BY NONPROFIT HOMELESS PROVIDERS. THIS EFFORT TO PROVIDE TRANSITIONAL HOUSING ASSISTANCE WOULD UTILIZE ALL OR A PORTION OF THE FOLLOWING:

PROCEEDS FROM THE SALE OF THE LAND DESIGNATED FOR MARKET-RATE HOUSING IN THE RESIDENTIAL SUBAREA OF NTC OR FROM OTHER REVENUE GENERATED FROM REDEVELOPMENT AT NTC OR FROM 20 PERCENT OF THE TAX INCREMENT GENERATED FROM ALL PRIVATE DEVELOPMENT AT NTC AND THAT THE DETERMINATION OF THE SOURCE OF FUNDING FOR THIS PURPOSE SHALL BE TOTALLY AT THE DISCRETION OF THE CITY.
3. THAT THE POPULATION SERVED UNDER THIS ASSISTANCE EFFORT BE INDIVIDUALS AND FAMILIES WHO ARE PHYSICALLY AND EMOTIONALLY PREPARED TO LEAD A SELF-SUFFICIENT LIFESTYLE; AND
4. THAT THE ASSISTANCE EFFORT PROVIDE THE TYPE OF STRUCTURED SOCIAL SUPPORT ENVIRONMENT THAT MEETS THE NEEDS OF LOW-INCOME HOMELESS AND BE LOCATED IN

PROXIMITY TO TRAINING AND EMPLOYMENT OPPORTUNITIES.
DIRECT THE CITY MANAGER TO RETURN TO COUNCIL IN

SEPTEMBER WITH AN OFF-SITE HOMELESS ASSISTANCE AND FINANCING
IMPLEMENTATION PLAN.

ACCEPT MAYOR GOLDINGS RECOMMENDATION TO REFER THE
ENTIRE HOMELESS SUBCOMMITTEE REPORT TO THE CITY MANAGER FOR
REVIEW WITH THE UNDERSTANDING THAT WE WILL BE GOING FORWARD
WITH THE WHOLE IDEA OF INCLUDING JOB TRAINING AND EMPLOYMENT
ASSISTANCE WITHIN THE EDUCATIONAL COMPONENT. THE CITY
MANAGER IS REQUESTED TO WORK WITH THE COUNCIL MEMBERS, THE
COMMUNITY COLLEGE DISTRICT, AND THE HOMELESS PROVIDERS TO
DETERMINE HOW TO STRUCTURE THIS ELEMENT AND THEN RETURN TO
COUNCIL WITH HIS RECOMMENDATIONS.

ACCEPT MAYOR GOLDING'S RECOMMENDATION THAT THE CITY
MAINTAIN TITLE TO THE PROPERTY.

ACCEPT COUNCIL MEMBER KEHOE'S RECOMMENDATION TO DIRECT
THE HOUSING COMMISSION'S STAFF TO SEEK SUPPORT OF HOUSING
DOLLARS AS PART OF THE FINANCING PLAN AND TO REQUEST THAT
THE CITY MANAGER INCLUDE INFORMATION REGARDING BOND
FINANCING AGAINST FUTURE TAX INCREMENT IN HIS REPORT TO
COUNCIL. Second by McCarty.

Substitute motion by Kehoe to accept the City Manager's
recommendation on site for families in transition. Second
by Stallings. Failed. Yeas-3,4,5,6. Nays-1,2,7,8,M. Not
present-none.

Vote taken for original motion: Passed by the following
vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea,
Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor
Golding-yea.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Mayor Golding at 5:37 p.m. in honor of the memory of Virginia Louise Basham, as requested by Deputy Mayor Stallings.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: H484-493.)